

# Vue de Valhalla Subdivision

PART OF THE SE 1/4 OF SECTION 29 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: April 2016

Basis of bearing = N 00°26'21" E between monumented SE and NE corner of Section 29, Utah North Zone NAD83

## NARRATIVE

The purpose of this survey is to create the subdivision lot as shown hereon. The basis of bearing for this survey is a noted on the plat derived from GPS observations on the shown monuments utilizing NAD83 Utah North Zone coordinates.

This plat is intended to tie to and border the two prior subdivisions shown, Wade Pilcher Sub recorded June 21, 2011 and Pinecreek Sub recorded November 6, 2000. Platting these two subdivisions shows that there is a 2.61 foot overlap between the two subdivisions, however, this does not actually exist. In the original drawing file of Dallas' he found a rebar and cap at the NE corner of the Pinecreek Sub and held it for the east right of way of Carol Street. In my field work I also found a "Star Nail" at the intersection of Carol and 3300 North as well as a T-post at the SW corner of Lot 2, Wade Pilcher Sub. The Wade Pilcher Sub has been adjusted to coincide with this ground evidence. The monument ties noted in the Wade Pilcher Sub should also be adjusted to coincide with the location of the Pinecreek Sub plat which is what I have done.

This positioning establishes the east line of Carol Street (3825 E) and the north line of Nordic Meadows Drive (3100 N) being part of the boundary of this subdivision. The south boundary of the property is held to be along or near an existing fence line that marks the north boundary of Abbey Estates No.2. Evidence of this subdivision was found as noted and held. The west boundary is being held along an old and long standing fence line that has divided the Pilcher property from the Storey property. As a side note the location of the fence closely coincides with the deed location of the line. The east boundary is a new division line. A portion is intended to be along the centerline of Pine Creek. The location of this line is my interpretation of the creek and the bearings and distances shown may change depending on where the centerline is interpreted by others. However, the intent should remain the same, along the centerline of the creek.

## SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County.



## BOUNDARY DESCRIPTION

A tract of land being part of a parcel described in Warranty Deed recorded September 21, 2006 as Entry number 2209661 located in the Southeast Quarter of Section 29, Township 7 North, Range 1 East, Salt Lake Base and Meridian, having a basis of bearing of North 00°26'21" East between the monumented location of the Southeast corner (having Weber County NAD83 coordinates of record of N=3636125.8 E=1543098.6 U.S.F.) and the Northeast corner (having Weber County NAD83 coordinates of record of N=3641442.8 E=1543139.4 U.S.F.) of said Section 29, more particularly described as follows:

BEGINNING at the Southwest corner of Lot 2, Pilcher Subdivision (recorded as Plat book 72 page 15 on June 21, 2011 as Entry number 2331443) said point being located North 15°30'55" West 2518.42 feet FROM said Southeast corner of Section 29 (said Southwest corner of Lot 2 is located by record the following Nine (9) courses, 1) South 00°31'28" West 1779.84 feet along quarter section line, and 2) North 88°37'46" West 330.76 feet, and 3) South 04°48'00" East 162.95 feet, and 4) South 11°41'57" West 47.96 feet, and 5) South 46°15'52" West 9.83 feet, and 6) South 00°31'28" West 651.82 feet, and 7) South 00°21'20" West 235.54 feet, and 8) South 18°37'22" West 28.12 feet, and 9) North 88°21'02" West 348.14 feet all from said Northeast corner of Section 29;

RUNNING thence South 88°21'02" East 148.29 feet, along the south boundary of said Lot 2; Thence South 01°38'52" West 60.64 feet, to a point in Pine Creek;

Thence the following Eighteen (18) courses being in or near the center of Pine Creek, 1) South 77°12'50" West 21.12 feet, 2) South 85°54'32" West 19.72 feet, 3) South 38°18'12" West 11.32 feet, 4) South 11°46'42" West 22.94 feet, 5) South 62°02'47" West 16.96 feet, 6) South 78°26'41" West 21.02 feet, 7) South 28°46'20" West 16.54 feet, 8) South 36°11'07" West 38.84 feet, 9) South 32°08'04" West 28.17 feet, 10) South 32°14'30" West 25.45 feet, 11) South 53°09'55" West 14.05 feet, 12) North 80°57'42" West 20.85 feet, 13) North 81°42'19" West 22.71 feet, 14) South 59°05'17" West 10.92 feet, 15) South 17°54'33" West 16.72 feet, 16) South 08°12'37" East 12.50 feet, 17) South 32°02'46" East 13.25 feet, 18) South 24°35'08" West 5.23 feet. Thence South 17°23'07" East 467.34 feet, to the north boundary of Abbey Estates No. 2 recorded November 21, 1990 as Plat book 32 page 85 and Entry number 1124899. Thence North 88°19'47" West 360.89 feet, along said north boundary. Thence North 88°19'47" West 2.18 feet, to a one (1) inch pipe in an old fence corner. Thence the following Four (4) courses along or near an existing fence line which represents the historical west boundary of said Entry number 2209661, 1) North 17°20'24" E 132.06 feet, 2) North 17°05'43" East 229.02 feet, to the south bank of Pine Creek, 3) North 17°12'02" East 107.80 feet, across Pine Creek and continuing along said historic fence line; 4) North 19°15'51" East 198.35 feet; Thence leaving said fence line, South 88°21'02" East 4.16 feet. Thence North 18°16'36" East 318.71 feet, to the south boundary of Pinecreek Subdivision recorded November 6, 2000 as Plat book 53 page 11 and Entry number 1735926; Thence South 67°08'18" West 61.74 feet, to the east boundary of said Lot 2; Thence South 18°16'36" West 232.78 feet, along said east boundary, to the point of beginning. Containing 3.633 acres, more or less.

**OWNER'S DEDICATION**  
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract Vue de Valhalla Subdivision:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant a temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Carol Street (3825 East) is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

## Individual and Trust Acknowledgement

IN WITNESS WHEREOF, said Carol Lee Pilcher, or her successor, as Trustee of The Carol Lee Pilcher Revocable Trust established by Declaration of Trust dated September 20, 2006, has caused this instrument to be executed individually and by its trustee(s) herunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Carol Lee Pilcher  
STATE OF UTAH }  
COUNTY OF WEBER } SS  
Carol Lee Pilcher, Trustee

On the date first above written personally appeared before me the above named individual and trustee as signer in both capacities, who, being by me duly sworn and affirmed, did say that she is the trustee of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer acknowledged to me that she as trustee, executed the same in the name of the trust. As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: \_\_\_\_\_  
(print name below signature)

My Commission Expires: \_\_\_\_\_

Per Sec. 106-1-8(6), subdivisions that include lots that are partially or completely in the floodplain shall show the floodplain boundaries and when available the roadway boundaries. The plat shall also indicate the base flood elevations in one-foot increments within the floodplain. In lieu of providing base flood elevations, the floodplain shall be designated as non-buildable for residential and commercial structures. Any construction performed in the floodplain area will need to meet the requirements of title 12, Flood-Damage Prevention Ordinance. Lastly, a note will be required on the plat stating that elevations of the lowest habitable floor for any building or structure shall be equal to or higher than the base flood elevation.

The Ogden Valley Sensitive Lands Stream Corridors map shows this as an "Intermittent Stream". Per LUC Sec. 104-28-2, a natural ephemeral (intermittent) stream only requires a 50' setback from the high water mark. Please adjust this setback accordingly. The note section also contains two notes pertaining to this setback. Please revise accordingly.

Remainder Parcel Not approved for development 3.34 acres, m/1

Existing fences typ

2' contours needed

Per the Weber-Morgan Health Department requirements laid out in their May 6th, 2020 letter, please depict the location of exploration pits and provide a table on the plat detailing the soil horizons and percolation rates.

Lot 3 3.01 acres, m/1  
This is a single lot subdivision. As such, this should be labeled as Lot 1.

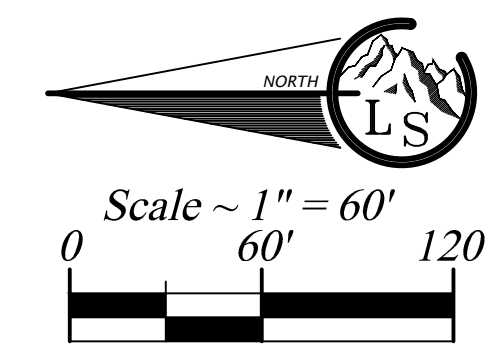
Please indicate the location of the well along with its 100' protection zone. The exact location of the well will need to be coordinated with the Weber-Morgan Health Department.

Please include a street section that demonstrates compliance with the County's cross-section standards for a public street. A county standard public street will need to extend along the full length of the street dedication as depicted in the drawing. No temporary turnaround may be used as a public road is required to stub into adjacent property.

Per LUC Sec. 106-2-4(c) and LUC Sec. 101-1-7 (Lot, frontage). A temporary turnaround will not be allowed to access the lot. A publicly dedicated roadway meeting county standards will be installed in the area currently shown as "Road/Street Dedication" in order to provide the frontage requirements and the roadway stubbing requirements.

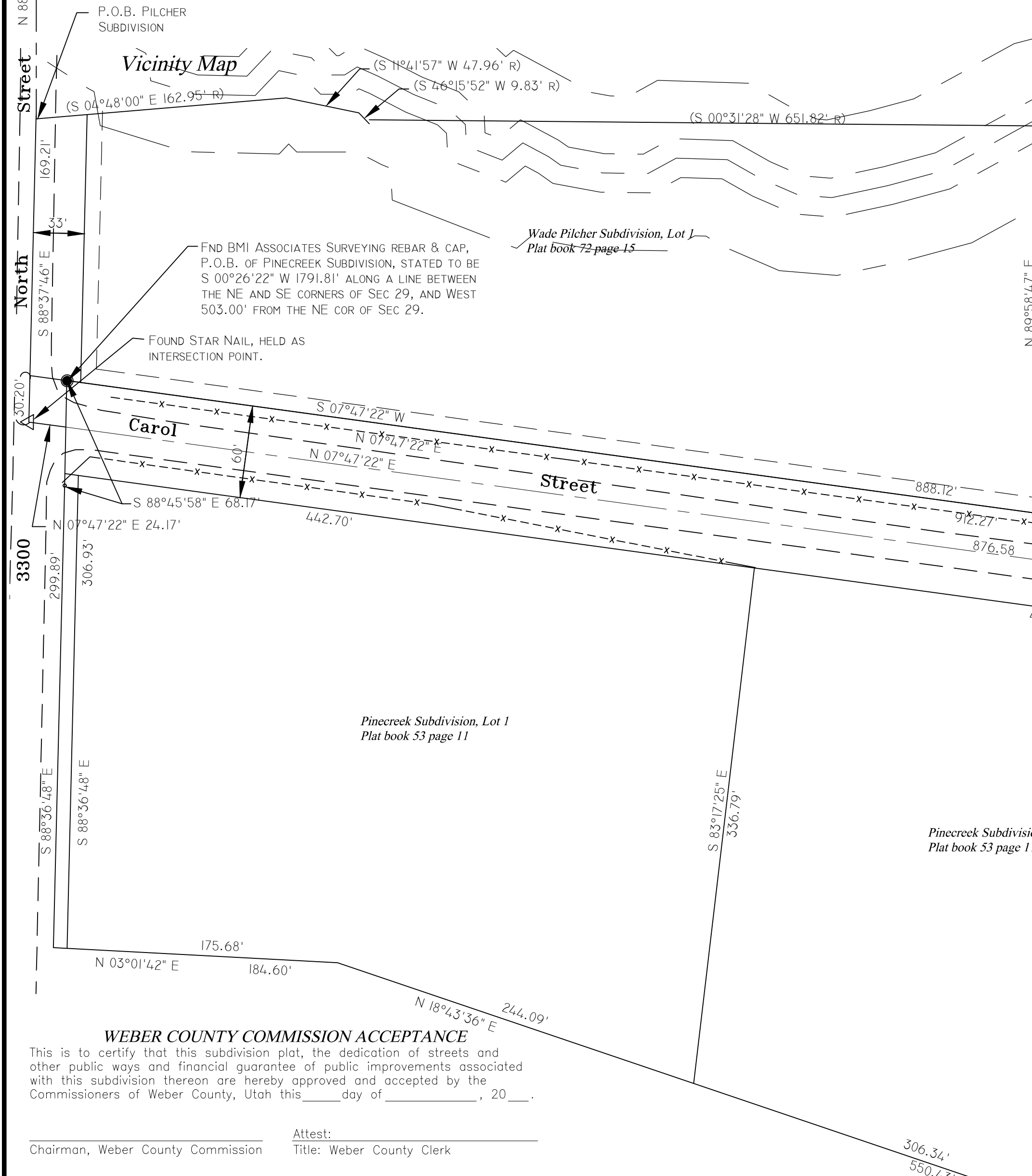
Per Sec. 106-1-8(c)(2), a note on the plat shall indicate the subdivision boundary and the lot corners are set as required by state code and county ordinances.

Line No	Bearing	Distance
L1	S 77°12'50" W	21.12'
L2	S 85°54'32" W	19.72'
L3	S 38°18'12" W	11.32'
L4	S 11°46'42" W	22.94'
L5	S 62°02'47" W	16.96'
L6	S 78°26'41" W	21.02'
L7	S 28°46'20" W	16.54'
L8	S 36°11'07" W	38.84'
L9	S 32°08'04" W	28.17'
L10	S 32°14'30" W	25.45'
L11	S 53°09'55" W	14.05'
L12	N 80°57'42" W	20.85'
L13	N 81°42'19" W	22.71'
L14	S 59°05'17" W	10.92'
L15	S 17°54'33" W	16.72'
L16	S 8°12'37" E	12.50'
L17	S 32°02'46" E	13.25'
L18	S 24°35'08" W	5.23'



- Legend**
- x--- EXISTING FENCE
  - EASEMENTS (as labeled or granted)
  - ◆ FND SECTION CORNER
  - FND STREET MONUMENT
  - FND CURB NAIL
  - FND REBAR AND CAP
  - SET #5x24" REBAR AND CAP STAMPED LANDMARK
  - ELEVATION BENCHMARK
  - RIGHT OF WAY MONUMENT
  - ROAD/STREET DEDICATION
  - RECORD DATA
  - MD MEASURED DATA

- NOTE:**
- Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular use are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. [Amd. Ord. Sec. 106-1-8(c)(5)]
  - In addition to corners that have been shown by legend symbol as having been set all lot corners have or will be set after road construction.
  - The 50' Stream Corridor setback and the 25' Drainage Easement shown on this plat is only valid within the bounds of the Wade Pilcher Subdivision (Pilcher Sub).
  - The 100' Stream setback shown hereon is limited to the bounds of this subdivision.



**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Attest:  
Chairman, Weber County Commission Title: Weber County Clerk

**WEBER-MORGAN HEALTH DEPARTMENT**  
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Director, Weber-Morgan Health Department  
**WEBER COUNTY PLANNING COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Chairman, Weber County Planning Commission  
**WEBER COUNTY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature

**WEBER COUNTY SURVEYOR**  
I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature

**WEBER COUNTY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements. Signed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>		<p>4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075</p>		<p>Weber County Recorder Entry no. _____ Filed for record and recorded _____ day of _____, 20__ at _____ of official records, in book _____ of official records, on page _____</p>	
<p><b>DEVELOPER: Marcus Zabokrtsky</b></p>		<p>1 of 1</p>		<p>County Recorder: Leann H Kitts</p>	
<p>SE 1/4 of Section 29, Township 7 North, Range 2 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>		<p>By Deputy: _____ Fee paid _____</p>	
<p>Revisions</p>		<p>DRAWN BY: EDR CHECKED BY: ... DATE: May 31, 2019 FILE: 3498</p>		<p>This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product.</p>	

Update these notes per comment made above.